

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Webster, Harris County, on I-45, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 6298, at Page 270, Deed Records of Harris County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

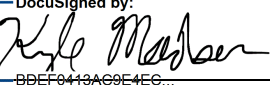
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Weingarten Realty Investors, a Texas real estate investment trust, is an abutting landowner and has requested to purchase the tract for \$2,961,200.

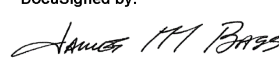
The commission finds \$2,961,200 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Weingarten Realty Investors, a Texas real estate investment trust, for \$2,961,200; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

115861 Sept. 24, 2020

Minute Number	Date Passed
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EXHIBIT A

County: Harris County
Highway: IH-45
Project Limits: F.M. 1959 to Galveston County Line
RCSJ : 0500-03-154

Property Description for Tract 6

Being a 4.859-acre (211,672 square feet) tract of land, out of the Robert Wilson League Survey, A-88, Harris County, Texas, and being part of and out of the right-of-way (R.O.W.) surplus at the southeast intersection of Interstate Highway 45 (Gulf Freeway) (public R.O.W. varies) and Bay Area Boulevard (public R.O.W. varies), said 4.859-acre parcel being part of a 5.063-acre tract of land conveyed to the State of Texas by vesting deed recorded under Clerk's File No. C275240 and Film Code No. 049-37-1199 of the Official Public Records of Real Property, Harris County, Texas (O.P.R.R.P.H.C.), and being more particularly described as follows, with the basis of bearings being Texas Coordinate System, South Central Zone 4204 (NAD83, 2001 Adj.), all coordinates are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000127506, all distances are surface:

COMMENCING (N=13,763,821.31, E=3,195,795.87) at a 5/8-inch iron rod with a TxDOT aluminum cap found in the existing northeast R.O.W. of said Interstate Highway 45 and in a southwest curve of a called 27.157-acre tract of land, described in a deed conveyed to Weingarten Realty Investors, filed under Clerk's File No. 20150048138 and Film Code No. ER 065-77-1713 of the Official Public Records of Real Property, Harris County, Texas (O.P.R.R.P.H.C.), said 27.157-acre tract being all of Restricted Reserve "A" of Baybrook Gateway Shopping Center, according to the plat recorded under Film Code No. 359053 of the Harris County Map Records (H.C.M.R.) thence as follows:

- In a northerly direction, with the existing northeast R.O.W. of said Interstate Highway 45 and with a southwest curve of said 27.157-acre tract, said curve to the right having a radius of 362.04 feet, a central angle of 04 deg. 54 min. 11 sec. and a chord which bears North 00 deg. 37 min. 28 sec. East, 30.97 feet, for an arc length of 30.98 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set in said curve and for the **POINT OF BEGINNING** of the herein described parcel, said point having grid coordinates of **N=13,763,852.27 and E=3,195,796.21**;
- 1) **THENCE**, North 40°16'01" West, along the proposed northeast right-of-way line of said Interstate Highway 45 and "Access Denial Line", passing at a distance of 71.15 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for end of Access Denial, continuing along proposed right-of-way line of Interstate Highway 45 passing at a distance of 131.15 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for beginning of Access Denial, continuing along proposed right-of-way line of Interstate Highway 45 and "Access Denial Line" for a total distance of 542.13 feet to a set 5/8-inch iron rod

EXHIBIT A

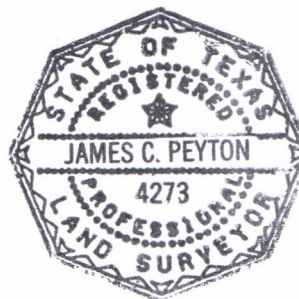
with TxDOT aluminum cap for the southerly cutback corner of the southeast intersection of Interstate Highway 45 and Bay Area Boulevard;

- 2) THENCE, North 12°10'04" West, a distance of 104.99 feet, with the proposed cutback corner of Interstate Highway 45 and Bay Area Boulevard and "Access Denial Line" to a 5/8-inch iron rod with a TxDOT aluminum cap set for the proposed northerly cutback corner of the southeast intersection of Interstate Highway 45 and Bay Area Boulevard;
- 3) THENCE, North 58°13'22" East, a distance of 459.28 feet, with the proposed southeast R.O.W. of said Bay Area Boulevard to a 5/8-inch iron rod with a TxDOT aluminum cap set for the beginning of a curve to the right;
- 4) THENCE, in a southerly direction, with a southwest curve of said 27.157-acre tract, said curve to the right having a radius of 497.68 feet, a central angle of 62 deg. 17 min. 58 sec. and a chord which bears South 07 deg. 19 min. 55 sec. East, 514.88 feet, for an arc length of 541.14 feet to a 4-inch by 4-inch TxDOT concrete monument found for the end of said curve;
- 5) THENCE, South 23°49'03" West, a distance of 131.97 feet, with a southwest line of said 27.157-acre tract to a 4-inch by 4-inch TxDOT concrete monument found for the beginning of a curve to the left;
- 6) THENCE, in a southerly direction, with a southwest curve of said 27.157-acre tract, said curve to the left having a radius of 362.04 feet, a central angle of 20 deg. 44 min. 29 sec. and chord which bears South 13 deg. 26 min. 48 sec. West, 130.35 feet, for an arc length of 131.06 feet to the **POINT OF BEGINNING** and containing 4.859 acres (211,672 square feet) of land;

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Access will be prohibited across the Access Denial Line to the highway facility from the abutting remaining property.

Compiled by:
Weisser Engineering Company, Inc.
TBPLS Firm Reg. No. 100518-00
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7300



A handwritten signature in blue ink, consisting of stylized, overlapping loops and strokes.

SYMBOLS	
	A/C UNIT
	"BB" INLET
	BENCHMARK
	BILLBOARD
	"B" INLET
	"C-2" INLET
	CABLE TV PEDESTAL
	"C" INLET
	CIRCLE INLET
	ELECTRIC PEDESTAL
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	GAS METER
	GRATE INLET
	DOUBLE GRATE INLET
	GUY ANCHOR
	ELECTRIC MANHOLE
	ELECTRIC MANHOLE
	LIGHT STANDARD
	MAILBOX
	MANHOLE
	METER POLE
	PIPELINE VENT
	POWER POLE
	SAMPLE WELL
	SHRUB
	SIGN
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	UTILITY TONE MARK
	TRAFFIC CONTROL BOX
	TRANSFORMER POLE
	UTILITY MARKER
	WATER METER

ABBREVIATIONS	
FNC.	=FENCE
FND.	=FOUND
H.C.C.F.	=HARRIS COUNTY CLERK'S FILE
H.C.M.R.	=HARRIS COUNTY MAP RECORDS
I.P.	=IRON PIPE
I.R.	=IRON ROD
N.F.I.F.	=NOT FOUND IN FIELD
NO.	=NUMBER
O.P.R.R.P.H.C.	=OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	=PINCHED TOP PIPE
P.V.C.	=POLYVINYL CHLORIDE PIPE
R.C.P.	=REINFORCED CONCRETE PIPE
R.O.W.	=RIGHT OF WAY
SQ. FT.	=SQUARE FEET
S.W.B.T.	=SOUTHWESTERN BELL TELEPHONE
TYP.	=TYPICAL
VOL., PG.	=VOLUME, PAGE
C.M.	=CONTROL MONUMENT
H.C.D.R.	=HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	=HARRIS COUNTY COMMISSIONERS COURT MINUTES

NOTES:

ALL ENCUMBRANCES SHOWN HEREON ARE BASED SOLELY ON INFORMATION AND TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. No. NCS-928261-HOU1, EFFECTIVE DATE 06/25/2019, ISSUED 07/16/2019.

THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

ALL CORNERS SET WITH 5/8" I.R. W/ TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED.

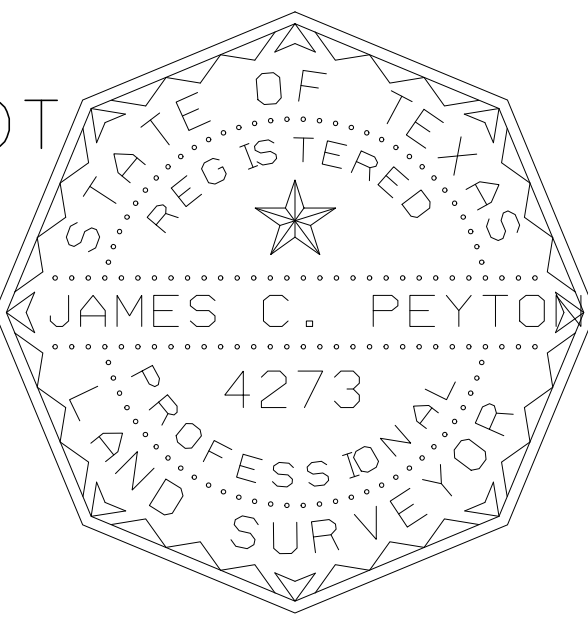
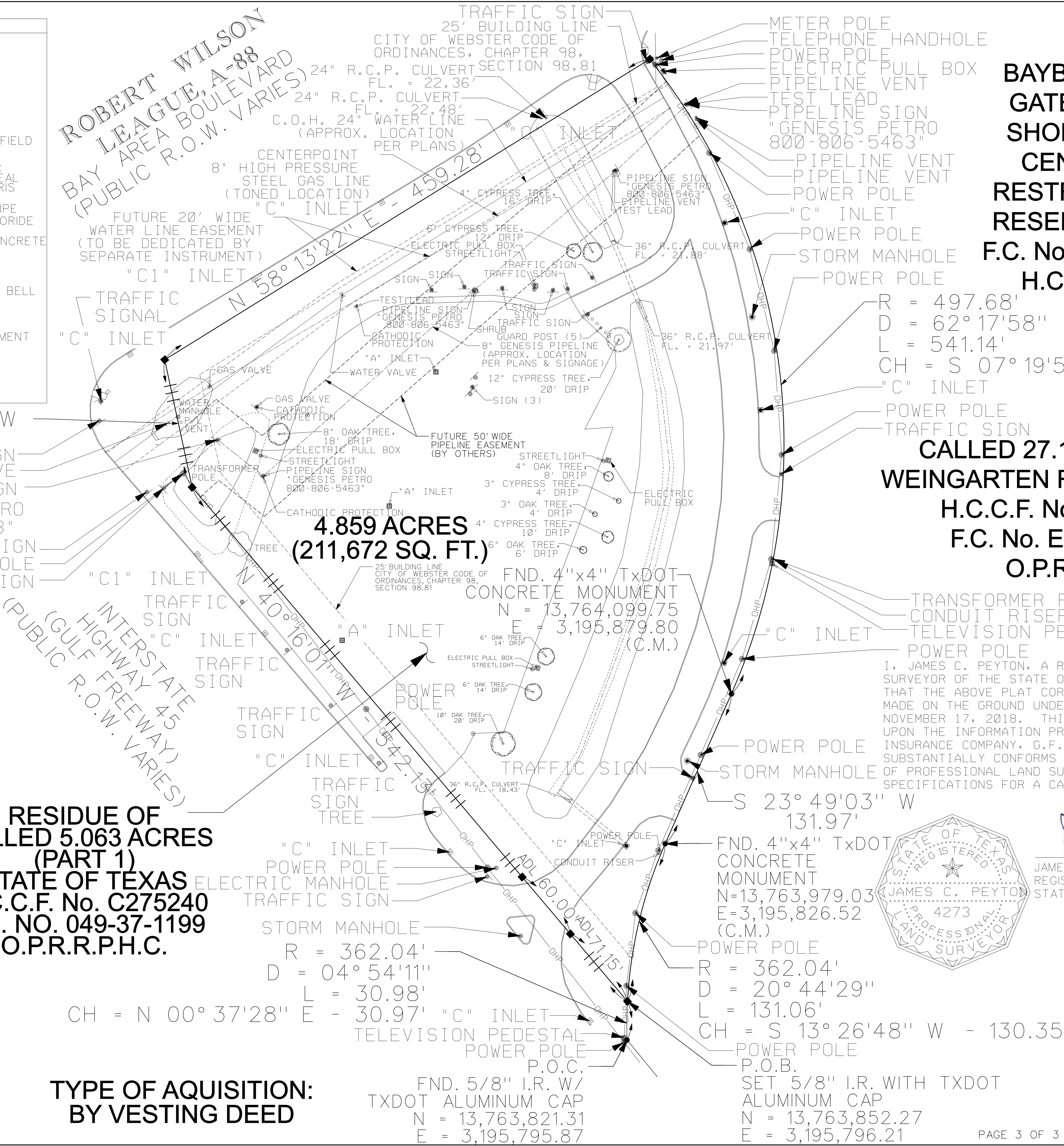
BASIS OF BEARINGS:

TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2001 ADJ.) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000127506. ALL DISTANCES ARE SURFACE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 48201C1070M, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2017, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RESIDUE OF
CALLED 5.063 ACRES
(PART 1)
STATE OF TEXAS
H.C.C.F. No. C275240
F.C. NO. 049-37-1199
O.P.R.R.P.H.C.

TYPE OF AQUISITION:
BY VESTING DEED




JAMES C. PEYTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4273



PLAT SHOWING
TRACT 6
RCSJ: 0500-03-154
HARRIS COUNTY, TEXAS